

**NOTICE OF AVAILABILITY/NOTICE OF INTENT TO  
ADOPT A MITIGATED NEGATIVE DECLARATION  
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

This notice is to advise responsible and trustee agencies as well as interested parties and those potentially affected by the project that the City of Lancaster has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the project identified below (TTM No. 60367). The City has determined that the project will not result in significant environmental impacts with the implementation of the identified mitigation measures.

**Project Description:** The proposed project consists of the subdivision of 30 gross acres for the construction and occupancy of 109 single family residential lots in the R-7,000 (single family residential, minimum lot size 7,000 square feet) and R-10,000 (single family residential, minimum lot size 10,000 square feet) zones (TTM No. 60367). The project site is located at the northwest corner of Lancaster Boulevard and 40<sup>th</sup> Street East in the City of Lancaster (Assessor's Parcel Numbers [APNs] 3150-021-019, -020, -022, -025, and -026). Mitigation measures have been identified for air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials and noise.

**Availability of Documents:** The IS/MND is available for review at:

- The Lancaster Public Library located at 601 W. Lancaster Boulevard, Lancaster, CA
- City of Lancaster offices located at 44933 Fern Avenue, Lancaster, CA
- Online at <https://www.cityoflanasterca.org/about-us/departments-services/development-services/planning/environmental-review>

**Comment Period:** The comment period for this IS/MND starts on July 14, 2021 and closes on August 13, 2021. You are encouraged to submit comments regarding the proposed IS/MND and/or the merits of the proposed project. You may do so by submitting written comments to the address below and should be received no later than August 13, 2021.

**Lead Agency Name and Address:**

Monique Garibay  
City of Lancaster  
44933 Fern Avenue  
Lancaster, CA 93534  
(661) 723-6100  
[mgaribay@cityoflanasterca.org](mailto:mgaribay@cityoflanasterca.org)

The Planning Commission is scheduled to consider adoption of the Mitigated Negative Declaration at its meeting on August 16, 2021.

  
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Jocelyn Swain  
Senior Planner